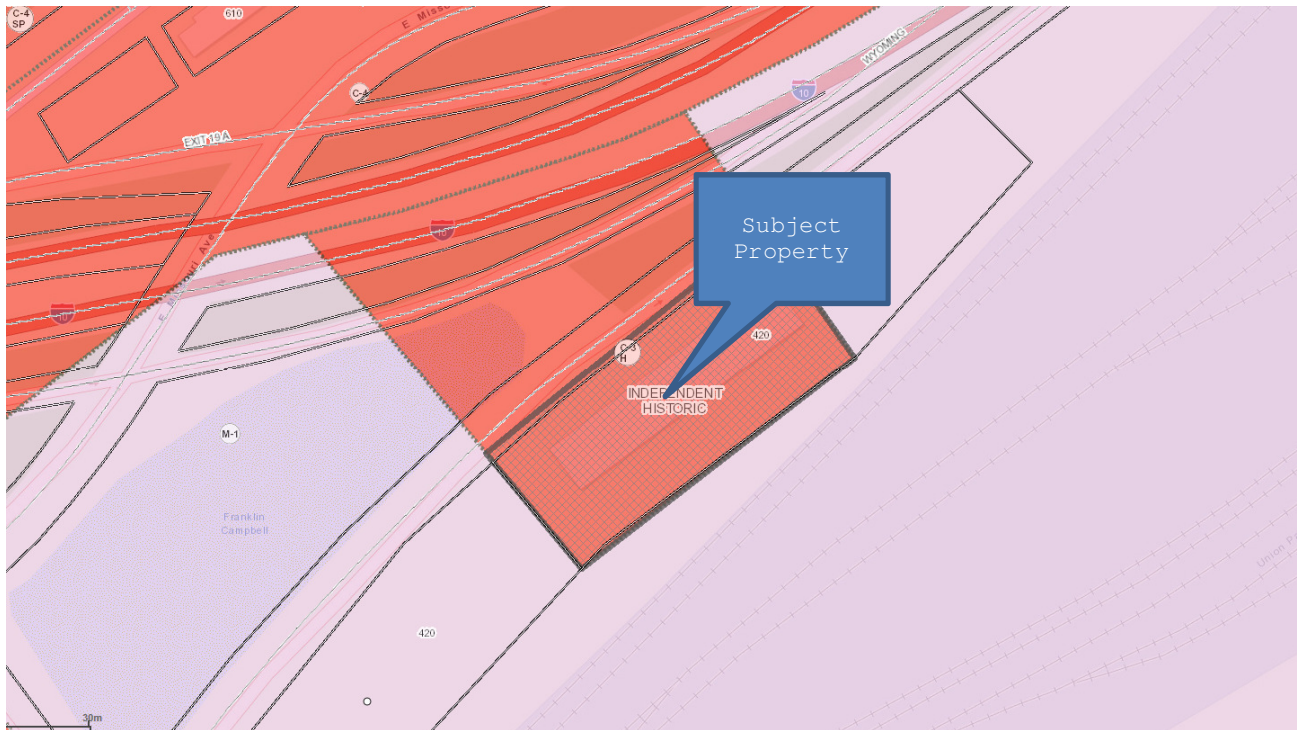




PHAP19-00008

Date: February 11, 2019
Application Type: Certificate of Appropriateness
Property Owner: Campbell Depot LLC
Representative: Steve Santa Maria
Legal Description: 233 Campbell Sly Pt of Blk. 233 & 234 & 235 & Vacated Alleys Btw & Pt of Vacated Streets Adj. To Blks., City of El Paso, El Paso County, Texas
Historic District: Independent
Location: 420 N. Campbell Street
Representative District: #8
Existing Zoning: C/3-H (Commercial/Historic)
Year Built: 1900
Historic Status: Landmark
Request: Certificate of Appropriateness for the removal and replacement of masonry, windows and doors and the reduction of concrete
Application Filed: 2/7/2019
45 Day Expiration: 3/24/2019

ITEM #3



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the removal and replacement of masonry, windows and doors and the reduction of concrete

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL WITH MODIFICATIONS of the proposed scope of work based on the following recommendations:

The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:

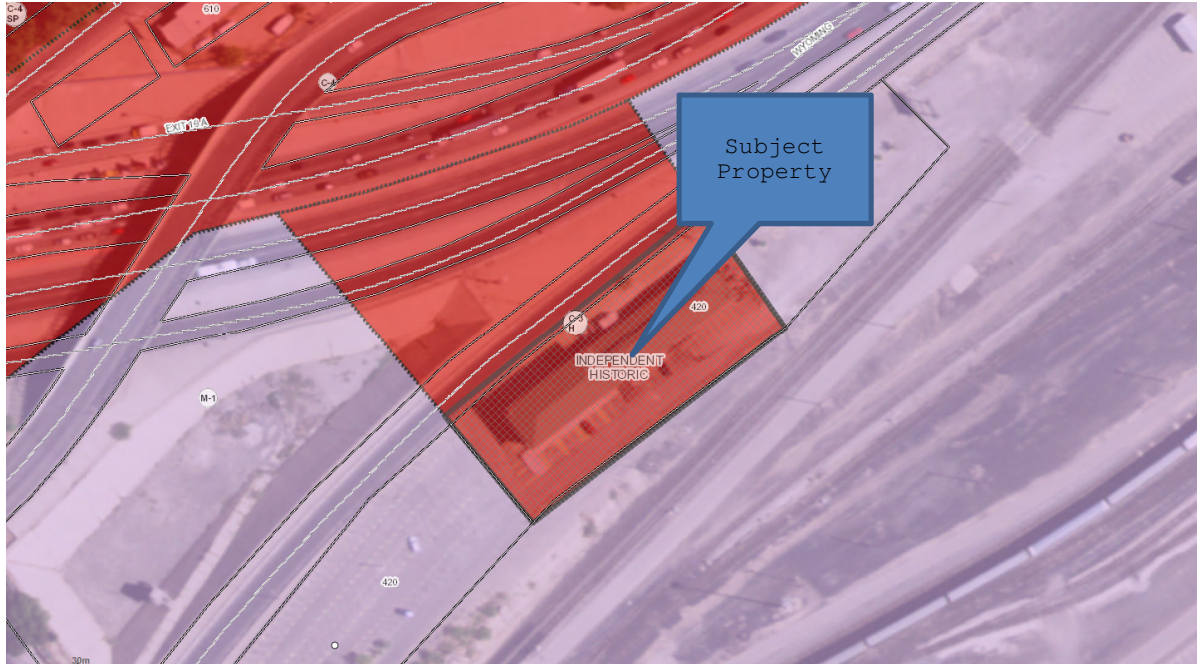
- *The recurrent alteration of solids and voids (walls to windows and doors) in the façade of a building establishes a pattern. Architectural elements such as walls, porches, dormers, windows and doors should maintain the pattern and rhythm of the existing buildings.*
- *Doors and windows are considered important character-defining features because of significant detailing.*
- *When windows are involved in the construction process it is recommended to repair rather than replace. In many cases this will entail only the replacement of a broken sash cord, new weather stripping, removing old paint and repainting.*
- *Wood windows and doors, with proper insulation, will last longer and be more energy efficient than any affordable alternative.*
- *However, if windows are damaged beyond repair, replacement windows should match the type (such as double hung), style (for example six panes over six panes), and finish (paint).*
- *Replacement windows on the main façade shall be comprised of the operable portions of the window and match the type, style, operation, configuration and finish of the original windows.*
- *Installation of windows similar to the original in appearance and structural purpose, regardless of construction materials is permitted. Windows in secondary facades shall be reviewed on a case by case basis.*
- *The size of the door or window opening should not be altered. New doors and windows should be constructed to fit into the existing opening. New construction should utilize doors and windows of compatible size, style, and material in an appropriate pattern so as not to detract from the historical significance of the existing building.*
- *Storm windows should look like part of the building rather than something tacked on. Well-proportioned storm windows can be installed without causing adverse visual effects. Color, shape, and general appearance of storm windows should correspond to the inner windows as closely as possible.*
- *The use of interior storm windows should be the first consideration because they are more efficient and do not detract from any exterior architectural elements.*
- *Place non-traditional site features such as swimming pools, playground equipment, concrete pads and basketball goals, tree houses, dumpsters, and trash receptacles only in areas such as rear yards, where they are not visible from the street.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*
- *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.*

The modification is that the wood windows on the upper floor of the main structure remain and that interior storm windows be used instead of replacement, and that landscaping be utilized around the perimeter of the property.

AERIAL MAP



2 SOUTH SIDE ELEVATION
Scale: 3/32" = 1'-0"